



# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | eFax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> UDO sections 1.5.8. (Pedestrian Access), 1.5.9. (Transparency), and 3.3.3. (Building Massing)  <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> <u>See attached Exhibit A</u>  <b>Provide all associated case plan numbers including zoning and site plan:</b> SR-97-18	Transaction Number

<b>Property Address</b> 413 N Harrington St, 0, 506, 516, 520, 524 N West St		<b>Date</b> 11/21/18
<b>Property PIN</b> 1704512292, 1704511562, 1704511285, 1704512404, 1704511469, 1704512525	<b>Current Zoning</b> IX-12 and DX-12-SH	
<b>Nearest Intersection</b> N West Street and W Johnson Street		<b>Property size (in acres)</b> 3.57 acres
<b>Property Owner</b> WK Smokey Hollow LLC, WK Smokey Hollow 2 LLC, WK Smokey Hollow 3 LLC, WK Smokey Hollow 4 LLC	<b>Phone</b> 919.719.5416	<b>Mail</b> 4321 Lassiter at North Hills Ave, Suite 250, Raleigh, NC 27609
	<b>Email</b> dyates@kanerealtycorp.com	
<b>Project Contact Person</b> Michael Birch, Longleaf Law Partners	<b>Phone</b> 919.645.4317	<b>Mail</b> 2235 Gateway Access Point, Suite 201, Raleigh, NC 27607
	<b>Email</b> mbirch@longleaflp.com	
<b>Property Owner Signature</b> 	<b>Email</b>	
<b>Notary</b>  Sworn and subscribed before me this <u>21</u> day of <u>November</u> , 20 <u>18</u>  <i>Commission expires: 6-19-2020</i>	<b>Notary Signature and Seal</b>  	




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## **Exhibit A**

### **Nature of Request:**

The applicant is proposing a mixed-use development consisting of two buildings with ground-level retail uses with apartments and office space above, as detailed in SR-97-18. The applicant is proposing administrative alternates to the pedestrian access standards (UDO section 1.5.8.), transparency standards (UDO section 1.5.9.), and building massing standards (UDO section 3.3.3.). Responses to the required findings for each requested alternate are below.

### **Transparency (UDO sec. 1.5.9.)**

The applicant is requesting an administrative alternate to the transparency requirement of 66% for the West Street elevation of the residential building (providing 57% transparency) and the Harrington Street elevation of the residential building (providing 43% transparency).

1. The approved alternate meets the intent of the transparency requirements.

Response: The transparency requirements are met where grade allows, and where there is residential, retail or office use. Visual interest for pedestrians is provided by architectural elements such as bridges and arcades. The through-block connection and pedestrian promenade provide relief in the street facing facades and minimize the building length and height.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Response: The project is consistent with the intent of the adopted Downtown Plan and its vision for retail streets along West, Johnson and Harrington streets. The retail program is maximized at the ground level and retail storefronts are provided where grade allows.

3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.

Response: While retail use is predominant along street-facing facades, a public retail environment within the block will substantially increase the overall ground level transparency by adding 5 retail facades to the project.

### **Pedestrian Access (UDO sec. 1.5.8.)**

The applicant is proposing an administrative alternate to the pedestrian access regulations in order to allow a spacing greater than 50' (116' and 60') between entrances along the residential building elevation facing West Street, which is the primary street.

1. The approved alternate meets the intent of the street-facing entrance regulations.

Response: While the project activates the public street edges, it also uses the internal building edges along a pedestrian promenade and vehicular alley to exponentially increase that activity. The UDO requires 22 pedestrian access points along the primary streets, and the project provides a total of 37 pedestrian access points when including those along the interior of the block.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Response: The project is consistent with the intent of the adopted Downtown Plan and its vision for Glenwood Green, by providing much needed pedestrian connections to Glenwood South, to a new urban greenway, and to Devereux Meadows. The development is pedestrian friendly, and meets the policies UD 5.2 (Pedestrian Access to Downtown), UD 6.1 (Encouraging Pedestrian-Oriented Uses) and many of the Downtown Design Guidelines by providing street-facing entrances that enhance pedestrian activity along the street edge.

3. The pedestrian access point is easily identifiable by pedestrians, customers and visitors.

Response: All access points are visible from the public streets, and include access to retail uses, the residential area and the office uses.

4. Recessed or projecting entries or building elements have been incorporated into the design of the building to enhance visibility of the street-facing entrance.

Response: A bridge frames a gateway at the intersection of West and Tucker streets, and is intended to signify the entrance to the development. The retail space at that corner also has a distinct architectural character as compared to the rest of the project. Projecting retail bays along the promenade enhance visibility from Johnson Street.

5. The pedestrian route from the street and bus stops and other modes of public transportation to the entrance is safe, convenient and direct.

Response: The pedestrian promenade and vehicular/pedestrian alley provide three direct access points, that will be well lit and inviting.

### **Building Massing (UDO sec. 3.3.3.)**

The applicant is proposing an administrative alternate to the building massing standards, which would require a 12' setback between the third and seventh stories along the Harrington Street and Johnson Street elevations.

1. The approved alternate meets the intent of the building massing regulations.

Response: Three double height balconies on the Harrington and Johnson facades are placed between the fifth and eighth levels, activating the corners adjacent to the primary and secondary streets. The face of the glazing is set back a minimum of 12 feet (please see the submitted architectural exhibit for a calculated value of setback by volume). Although the third through seventh floors do not follow a consistent setback at Harrington and Johnson, the proposed total volume of setback area would exceed the minimum requirement established by the UDO. There is an additional balcony at the third level overlooking the pedestrian plaza, continuing the design intent of providing large asymmetrical double height balconies in contrast to the precast grid.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans.

Response: The alternate conforms with the vision of the Downtown Plan and the following Comprehensive Plan policies: DT 7.2 (Maintaining Consistent Setbacks), DT 7.3 (Streetwalls), DT 7.5 (Ground Level Design), and many of the Downtown Design Guidelines.

3. The If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building.

Response: A dark precast frame consistently wraps all elevations of the building. Both the vertical and horizontal members are cast in a "c" shape with the intent to layer depth over the standardized module. The plane of the glazing provides relief to the regularity of the precast, pulled back at Harrington and Johnson to allow the precast to become an occupiable exterior arcade designed for enhancing the pedestrian connection at the sidewalk.

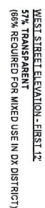
4. If the approved alternate proposes a building setback behind the sidewalk in lieu of a required step-back, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining.

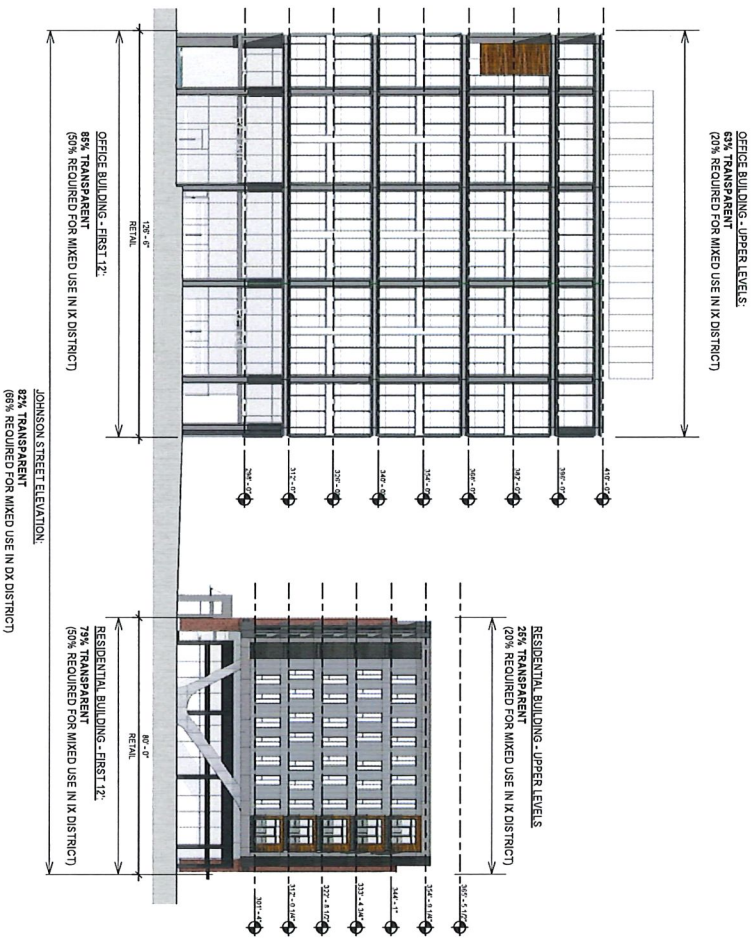
Response: A covered arcade at the ground floor connects the central office lobby entrances to the retail corners. The setback is intended for increased circulation at the ground floor and provides amenity space for seating and outdoor dining. At the north elevation, the arcade increases to a double height volume where the third floor office space cantilevers over the utility easement below.

5. The building contains architectural treatments for delineating the base, middle and top of the building.

Response: As mentioned above, the precast frame forms an arcade at the grid, and the massing of the glazing is recessed to provide exterior retail space. Metal panels are used to introduce a secondary hierarchy to the façade and create contrast with a lighter element starting at the third floor. This infill stops below the ninth floor and the duality of the precast and glazing references the language below at the base. In addition, the outside face of glazing aligns at the second and ninth floors which intentionally articulates the middle of the building.

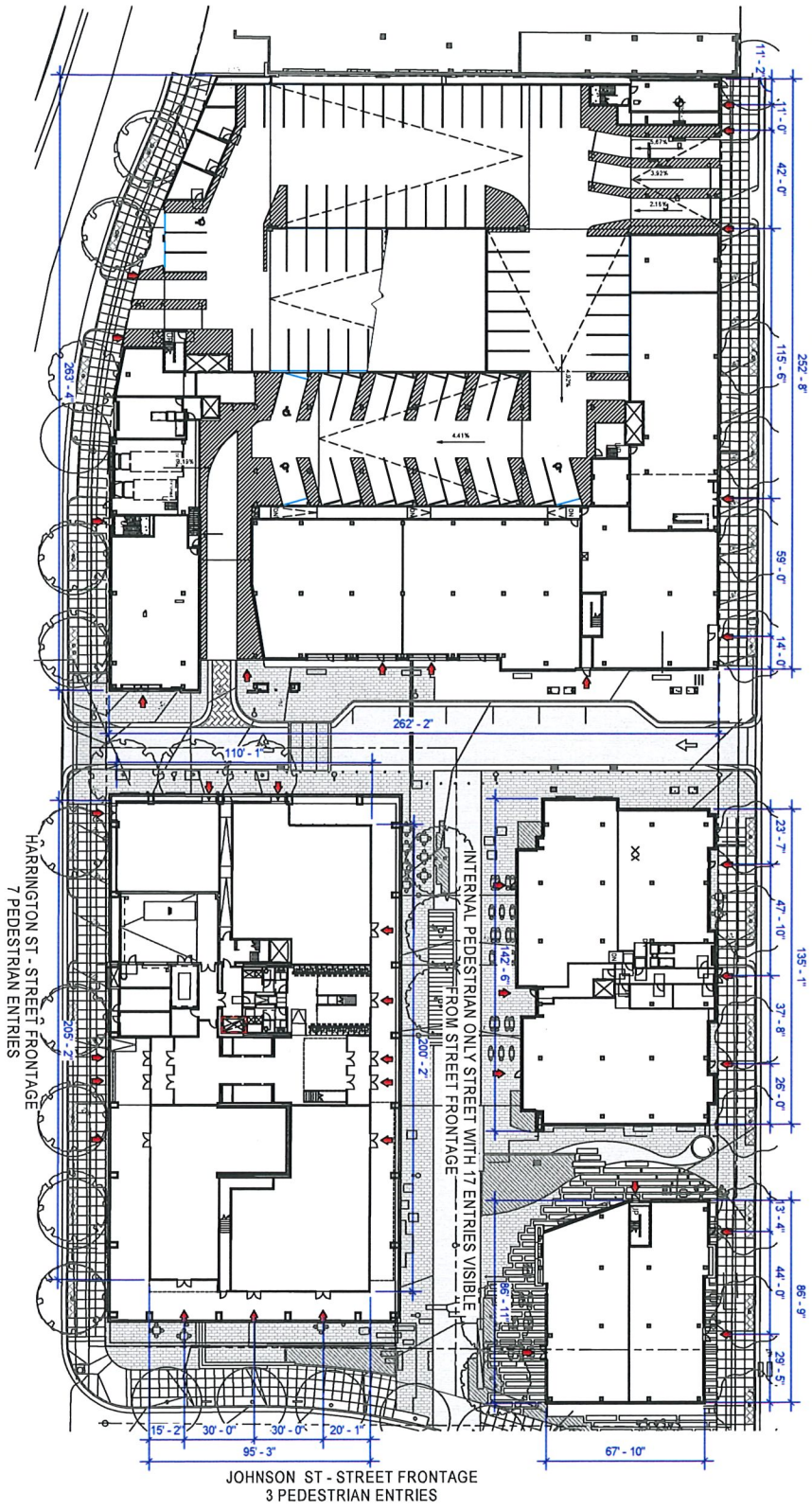






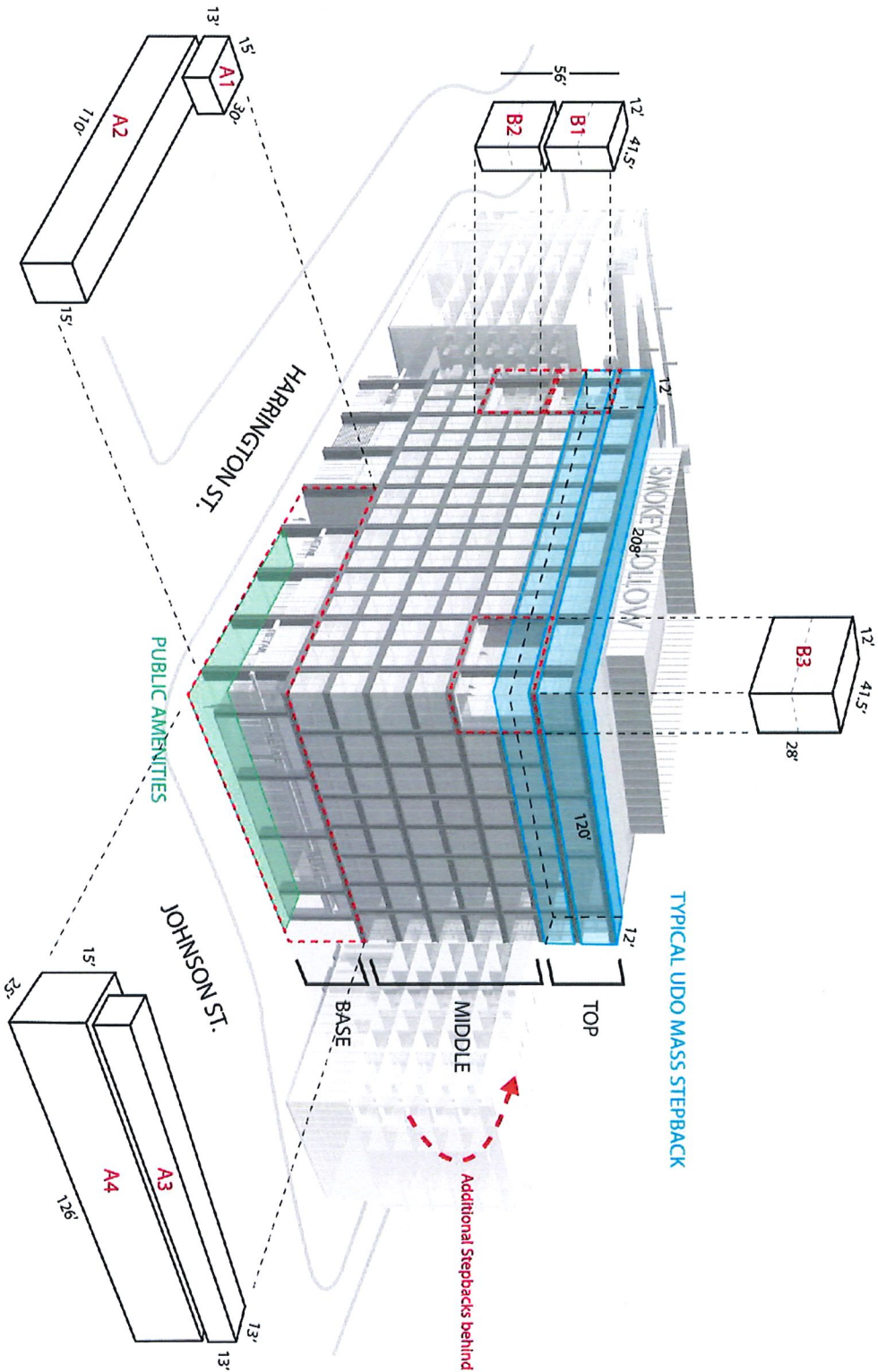


UDO REQUIRES PEDESTRIAN ENTRIES ON PRIMARY STREET FRONTS AT 50' MAX INTERVALS  
 ALTERNATE DESIGN PROVIDES PEDESTRIAN ENTRIES THROUGHOUT THE SITE BOTH ON STREET FRONTS AND INTERNAL TO THE BLOCK.  
 EXCEEDING THE TOTAL NUMBER OF PEDESTRIAN ENTRIES ON THE SITE THAT WOULD OTHERWISE BE REQUIRED



TOTAL LENGTH OF FRONTAGE FACING STREET = 252'-8" + 135'-1" + 86'-9" + 67'-10" + 95'-3" + 263'-4" + 205'-2" = 1106'-3"

TOTAL PEDESTRIAN ENTRIES THAT WOULD BE REQUIRED AT 1 PER 50' ALONG STREET FRONTS = 23  
 TOTAL PEDESTRIAN ENTRIES ON SITE = 37  
 EXCEEDS BASE REQUIREMENT BY 60%



## STEPBACK VOLUMES

<b>A1</b>	Stepback Depth: 15'
	Stepback footprint: 450 sq.ft
	Total Area: 450 sq.ft
<b>A2</b>	Stepback Depth: 15'
	Stepback footprint: 1,650 sq.ft
	Total Area: 1,650 sq.ft
<b>A3</b>	Stepback Depth: 15'
	Stepback footprint: 1,638sq.ft
	Total Area: 1,638 sq.ft
<b>A4</b>	Stepback Depth: varies 13' - 25"
	Stepback footprint: 3,150 sq.ft
	Total Area: 3,150 sq.ft
<b>B1</b>	Stepback Depth: 12'
	Stepback footprint: 500 sq.ft
	Total Area: 1,000 sq.ft
<b>B2</b>	Stepback Depth: 12'
	Stepback footprint: 500 sq.ft
	Total Area: 1,000 sq.ft
<b>B3</b>	Stepback Depth: 12'
	Stepback footprint: 500 sq.ft
	Total Area: 1,000 sq.ft

## RIGHT-OF-WAY CUMULATIVE

Setback footprint: 9,888 sq.ft

## UDO CUMULATIVE

Setback footprint: 7,872sq.ft